

State Use 101
Print Date 11-03-2020 7:10:27 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																					
KATZ PAUL E FRUSCIONE DONNA A 19 LEE ST EAST LONGMEADOW MA 01028 GIS ID F_385791_2845677												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		195300		195,300																															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		110400		110,400																															
												RESIDNTL.		101		700		700																															
				SUPPLEMENTAL DATA												Total		306,400		306,400																													
Alt Prcl ID						Received																																											
SP Permit						NIA																																											
Chapter Land						Field 8																																											
OC Dates						Field 9																																											
In+Ex FY						Field 10																																											
Mailed						Assoc Pid#																																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																																	
KATZ PAUL E				05760 0491		02-13-1985		U		I		76,900				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed																	
																2020		101		184,800		2019		101		178,200		2018		101		164,200																	
																		101		110,400				101		107,600				101		107,600																	
																		101		700				101		700				101		700																	
Total				295900		Total		286500		Total		272500																																					
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																																					
Year		Code		Description		Amount		Code		Description																YEAR		Amount		Comm Int																			
Total		0.00																																															
ASSESSING NEIGHBORHOOD																		Appraised BLDG. Value (Card) 195,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 110,400 Special Land Value 0 Total Appraised Parcel Value 306,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 306,400																															
Nbhd				Nbhd Name				B				Tracing				Batch																																	
0001								101				MG																																					
NOTES																																																	
BUILDING PERMIT RECORD																		VISIT / CHANGE HISTORY																															
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result																					
395		12-09-2010		25		WINDOWS		3,400								NVC		07-24-2019						334		3		MEAS+INSPCTD																					
174		05-27-2008		25		WINDOWS		2,000								2 DOUBLE HUNG W		01-14-2011						317		15		PERMIT VISIT																					
70		04-23-2001		4		ADDITION		65,000								DEMO EXT GRG &		06-13-2009						317		14		INSPECTED																					
254		10-25-1999		12		REROOF		1,060								NVC		04-17-2009						317		2		MEASURED																					
164		06-01-1992		MN		Manual Note		13,000								ALTERATION		01-16-2009						317		15		PERMIT VISIT																					
																		06-27-2002						274		14		INSPECTED																					
																		04-19-2002						250		22		MAILER SENT																					
LAND LINE VALUATION SECTION																																																	
B		Use Co		Description		Zone		D		Fronta		Depth		Land Units		Unit Price		I. Fact		S.A.		Ac Di		C. Fact		St. Idx		Adj		Notes		Special Pricing		Size A		Adj Unit Pric		Land Value											
1		101		ONE FAM		RA								40,000		SF		2.39		1.190		7		LAND		1.00		MG		1.00				0		1.000		2.56		102,400									
1		101		ONE FAM		RA								1.420		AC		7,000		1.000		0				0.80		MG		1.00		SHP2		0		TRF2		0.9		1.000		5,600		8,000					
Total Card Land Units														2,338		AC		Parcel Total Land Area: 2.3383												Total Land Value										110,400									

Property Location 19 LEE ST
Vision ID 4260

Account # 4329

Map ID 53/ 9/ 40/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	86.88	
Interior Floor 2	6	CERAMIC TL	RCN	279,018	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1940	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	195,300	
FBM Sqft	293		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
02	SHED/FR			L	160	7.48	1982	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,466		19.38	28,416	
FFL	1ST FLOOR	1,466	1,466		96.98	142,176	
GAR	GARAGE	0	504		38.87	19,590	
OFP	OPEN PORCH	0	24		8.08	194	
SFL	2ND FLOOR	887	887		96.98	86,023	
WDK	WOOD DECK	0	195		13.43	2,619	
Ttl Gross Liv / Lease Area		2,353	4,542	2,877		279,018	

